

**GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE REGULAR MEETING**

**October 19, 2022**

**Call to Order, Pledge of Allegiance, Moment of Silence**

The City Council of the City of Grand Junction convened into regular session on the 19<sup>th</sup> day of October 2022 at 5:30 p.m. Those present were Mayor Pro Tem Abe Herman, Councilmembers Chuck McDaniel (virtual), Phil Pe'a, Randall Reitz, Dennis Simpson, Rick Taggart, and Council President Anna Stout.

Also present were City Manager Greg Caton, City Attorney John Shaver, City Clerk Amy Phillips, Records Manager Debbie Kemp, Water Services Manager Mark Ritterbush, Community Development Director Tamra Allen, Visit Grand Junction Director Elizabeth Fogarty, Senior Planner Daniella Acosta, Principal Planner David Thornton, and Housing Manager Ashley Chambers.

Council President Stout called the meeting to order, and Girl Scout Troop 16210 led the Pledge of Allegiance, followed by a moment of silence.

**Presentations**

**City of Grand Junction 1<sup>st</sup> Place Water Taste Test Award – Rocky Mountain Section of American Water Works Association**

City Manager Caton expressed appreciation for all the City employees and their service to the community. He introduced Water Services Manager Mark Ritterbush to talk about the Water Taste Test Award.

Mark Ritterbush presented Council with the 1<sup>st</sup> place plaque that was awarded to the City last month by the Rocky Mountain Section of American Water Works Association for the water taste test contest. Mark lauded the employees for entering the City's water into the contest and expressed appreciation for what they do to keep the water standard to high levels. The award shows that the City is doing things right when it comes to water.

**2022 American Planning Association (APA) Colorado Chapter - Innovative Partnerships and Collaborations Merit Award for RIVERFront at Dos Rios**

Community Development Director Tamra Allen presented the plaque to City Council that was awarded by the American Planning Association (APA) Colorado Chapter for the Innovative Partnerships and Collaborations Merit Award for RIVERFront at Dos Rios. She explained the award process, the history of the Dos Rios property, and the project, which has been very collaborative.

**Colorado Governor's Tourism Conference, Outstanding Marketing Program Award - Visit Grand Junction, the City of Grand Junction's Destination Marketing Organization**

Visit Grand Junction Director Elizabeth Fogarty presented the plaque to City Council that was awarded at the Colorado Governor's Tourism Conference for the Outstanding Marketing Program Award to Visit Grand Junction, the City of Grand Junction's Destination Marketing Organization. She spoke of the commercials that were produced and how the community was very involved. She thanked the community, staff, and the Council for all their dedication to the City.

**Proclamations**

**Proclaiming October 2022 as National Arts and Humanities Month in the City of Grand Junction**

Councilmember Reitz read the proclamation and Chair of the Commission on Arts and Culture Sara Meredith-Dishong accepted the proclamation.

**Appointments**

**To the Historic Preservation Board**

Mayor Pro Tem Herman moved and Councilmember Pe'a seconded to appoint Christine Noel to the Historic Preservation Board to a four-year term expiring December 2026. Motion carried by unanimous voice vote.

**Citizen Comments**

Bruce Lohmiller asked for funding from the City for the Day Center, extending the hours using Colorado Mesa University volunteers to staff it and suggested that the City purchase the facility and have it open 24 hours a day, seven days a week. He also mentioned the American Rescue Plan Act Committee meetings.

**City Manager Report**

City Manager Caton had no report.

**Council Reports**

Councilmember Pe'a recognized Visit Grand Junction Director Elizabeth Fogarty for her great leadership.

Mayor Pro Tem Herman gave a report on the Urban Trails Committee meeting, stated the Downtown Development Authority has a new Chair and Vice-Chair, the Grand Junction Economic Partnership received a \$10,000 grant to create a promotional video for Las Colonias and the Opportunity Zone in Grand Junction, and that they have a lot

of prospects in the pipeline.

Councilmember Reitz reported his parents and wife are in the audience.

Councilmember Taggart said how important it is to acknowledge the Lions Club and their vision for Dos Rios and Watson Island and their effort for cleaning up that area. He reported on the Las Colonias Development Corporation and the Grand Junction Regional Airport Authority meetings.

Council President Stout attended a Colorado Municipal League (CML) Policy Committee meeting on the upcoming legislation. The City of Grand Junction presented a proposal for how the City can take leadership on promoting legislation statewide for funding for childcare providers and facilities. She will also attend a CML Mayors Summit.

### **CONSENT AGENDA**

Mayor Pro Tem Herman moved and Councilmember Reitz seconded to adopt Consent Agenda items #1 - #3. Motion carried by unanimous voice vote.

#### **1. Approval of Minutes**

- a. Summary of the October 3, 2022 Workshop
- b. Minutes of the October 5, 2022 Regular Meeting

#### **2. Procurements**

- a. Purchase of New Flow Equalization Basin Aerators for Persigo Wastewater Treatment Plant (WWTP)
- b. Authorize Contract for Construction of 2022 Safe Routes to School Project on Elm Avenue
- c. Authorize Contract for Construction of Redlands Parkway Shoreline Amenities and Bank Stabilization

#### **3. Resolutions**

- a. A Resolution Supporting the Application for the FY22-23 Peace Officer Mental Health Grant

**REGULAR AGENDA****An Ordinance Rezoning 0.21 Acres from R-16 (Residential 16 du/ac) to MXR-3 (Mixed Use Residential-3, Low Intensity), Located at 1313 Bunting Avenue**

The Applicant, CS Assets, LLC, requested the rezone to form a district to provide additional flexibility in the bulk standards, thus allowing more compact residential development and pedestrian-oriented urban design in an area prioritized by the 2020 Comprehensive Plan for urban infill. The requested MXR-3 form district conforms with the Comprehensive Plan Land Use Map designation of Residential High.

Senior Planner Daniella Acosta presented this item.

Tracy States, River City Consultants, representing the applicant, spoke about the proposed project and was available to answer any questions.

The public hearing was opened at 6:15 p.m.

There were no public comments.

The public hearing was closed at 6:15 p.m.

Councilmember Reitz moved and Councilmember Pe'a seconded to adopt Ordinance No. 5102, an ordinance rezoning one parcel totaling 0.21 acres from R-16 (Residential 16 du/ac) to MXR-3 (Mixed Use Residential, Low Intensity) located at 1313 Bunting Avenue on final passage and ordered final publication in pamphlet form. Motion passed unanimously by roll call vote.

**An Ordinance Rezoning 0.920 Acres from C-2 (General Commercial) to C-1 (Light Commercial), Located at 609 24 Road**

The applicant, M&G, LLC, requested the rezone to expand the potential for mixed-use development on the parcel, allowing the construction of a ground-floor medical office with either multifamily units or a live-work unit above.

The requested C-1 zone district conforms with the Comprehensive Plan Land Use Map designation of Commercial. The C-1 zone district is appropriate for the development of retail and commercial development along arterials, as well as permits multifamily development by right, which the C-2 zone district prohibits.

Senior Planner Daniella Acosta presented this item.

Peter Icenogle, Architect with Blythe Group, working with the applicant, stated he was available for any questions.

The public hearing was opened at 6:23 p.m.

There were no public comments.

The public hearing was closed at 6:23 p.m.

Councilmember Reitz moved and Councilmember Simpson seconded to adopt Ordinance No. 5103, an ordinance rezoning one parcel totaling 0.920 acres from C-2 (General Commercial) to C-1 (Light Commercial) located at 609 24 Road on final passage and ordered final publication in pamphlet form. Motion passed unanimously by roll call vote.

**A Resolution Accepting the Petition for the Annexation of 27.83 Acres of Land and Ordnances Annexing and Zoning the C ½ Road Gravel Pit Annexation to CSR (Community Services and Recreation), Located at 2855 C ½ Road**

The Applicant, M & D Enterprises, LLC requested a zone of annexation to CSR (Community Services and Recreation) for the C ½ Road Gravel Pit Annexation. The approximately 27.83 acres consists of one parcel of land located at 2855 C ½ Road. The property is undeveloped.

The property is Annexable Development per the Persigo Agreement. Annexation is being sought in anticipation of developing a gravel pit. The proposed zone district of CSR is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan.

Principal Planner David Thornton presented this item.

Ben Fox, Austin Civil Group, Inc., representing the applicant, was present to answer any questions. He stated that they are currently looking at the conditions for a Conditional Use Permit (CUP) and are looking at a proposed 10-year gravel extraction operation with two years to reclaim that land.

Items discussed were the contiguous requirement on the north boundary, the trail easement and if the applicant agrees to the trail, the reason why the Persigo Agreement requires annexation, the expense to the City, and the reclamation plan.

The public hearing was opened at 6:54 p.m.

Glen Bishard, lives west of the subject property, expressed opposition to the annexation and zoning request.

The public hearing was closed at 6:58 P.M.

Conversation resumed regarding if the annexation would trigger improvements to C ½ Road and who would be responsible for the cost, the greater need for a housing development versus a gravel pit, the increased cost for gravel, sand, etc., noise and dust mitigation, what development CSR zoning allows, the timeline for the trail project, RSF-R zoning surrounds the property, the effects a gravel pit may have on the neighboring properties, and the definition of commercial mineral deposits.

Mayor Pro Tem Herman moved and Councilmember Pea seconded to adopt Resolution No. 80-22, a resolution accepting a petition to the City Council for the annexation of lands to the City of Grand Junction, Colorado, the C ½ Road Gravel Pit Annexation, approximately 27.83 acres, located at 2855 C ½ Road. Motion passed 6 to 1 by roll call vote with Councilmember McDaniel voting no.

Mayor Pro Tem Herman moved and Councilmember Pe's seconded to adopt Ordinance No. 5104, an ordinance annexing territory to the City of Grand Junction, Colorado, C ½ Road Gravel Pit Annexation, approximately 27.83 acres, located at 2855 C ½ Road, on final passage and ordered final publication in pamphlet form. Motion passed 5 to 2 by roll call vote with Councilmembers McDaniel and Simpson voting no.

Councilmember Pe'a moved and Mayor Pro Tem Herman seconded to adopt Ordinance No. 5105, and ordinance zoning the C ½ Road Gravel Pit Annexation to CSR (Community Services and Recreation) zone district, from Mesa County RSF-R (Residential Single Family Rural) on final passage and ordered final publication in pamphlet form. Motion passed 4 to 3 by roll call vote with Councilmembers McDaniel, Simpson, and Taggart voting no.

### **An Ordinance Creating the Housing Advisory Board (Continued from September 21, 2022)**

The Housing Advisory Board ("Board" or "HAB") is being proposed in response to a generalized shortage of affordable housing in Grand Junction. The proposed purpose of the HAB includes advising on housing issues, strategies, goals, and policies in the City, studying and recommending to the City Council long and short-range goals for developing affordable and attainable/workforce housing, and studying and recommending ordinances, funding, and programs to address recognized and anticipated housing needs.

Ashley Chambers, Housing Manager, presented this item.

There was discussion concerning changes to the proposed ordinance and the need for a Housing Advisory Board at this time.

The public hearing was opened at 7:46 p.m.

There were no public comments.

The public hearing was closed at 7:46 p.m.

Mayor Pro Tem Herman moved and Councilmember Reitz seconded to adopt Ordinance No. 5097, an ordinance creating the Housing Advisory Board with the amendments discussed and in the record on final passage and ordered final publication in pamphlet form.

There was further discussion concerning the need for a Housing Advisory Board, concern about the power this board may have, and if an ad-hoc board would be better.

The motion failed 4 to 3 by roll call vote with Councilmembers McDaniel, Pe'a, Simpson, and Taggart voting no.

**A Resolution Approving By-Laws of the Grand Junction Housing Advisory Board (Continued from September 21, 2022)**

This item was not discussed nor considered since the Ordinance to create a Grand Junction Housing Advisory Board failed.

**An Ordinance Approving Loans from the Colorado Water Conservation Board to Finance Improvements to the City's Water System; Authorizing the Form and Execution of Loan Contracts and Promissory Notes to Evidence Such Loans and Security Agreements**

This item is regarding loan agreements with the Colorado Water Conservation Board (CWCB) for Carson Dam, Kannah Creek and Purdy Mesa Flowlines.

City Attorney John Shaver presented this item.

The public hearing was opened at 7:53 p.m.

There were no public comments.

The public hearing was closed at 7:53 p.m.

Councilmember Simpson moved and Councilmember Pe'a seconded to adopt Ordinance No. 5106, an ordinance approving loans from the Colorado Water Conservation Board to finance improvements to the City's Water System; authorizing the form and execution of loan contracts and promissory notes to evidence such loans and security agreements on final passage and ordered final publication in pamphlet form. The motion passed unanimously by roll call vote.

**An Ordinance Amending Chapter 2. Section 20.040(d) of the Grand Junction Municipal Code Relating to Municipal Campaign Finance**

The proposed ordinance would amend the Grand Junction Municipal Code to limit campaign contributions, including contributions in-kind, by one person in a particular election cycle to one candidate and/or candidate committee(s) in an aggregate amount of \$625. The \$625 amount is the current individual limit for a campaign contribution to a Colorado gubernatorial candidate.

City Attorney John Shaver presented this item.

There was discussion regarding this only affecting candidates and candidate committees for City Elections, the difference between the allowable State contribution limits and the proposed limits for the City, where this recommendation to change the limits came from, several cities have their own limits, discussing this subject at a workshop, why not look at limiting independent expenditure committees, the limits being very reasonable, a candidate may still participate in their candidacy without limits applying, moving forward with this item and addressing additional items related to this at a workshop.

The public hearing was opened at 8:13 p.m.

There were no comments.

The public hearing was closed at 8:13 p.m.

Mayor Pro Tem Herman moved and Councilmember Pe'a seconded to adopt Ordinance No. 5107, an ordinance amending Chapter 2 Section 20.040(D) of the Grand Junction Municipal Code relating to municipal campaign finance on final passage and ordered final publication in pamphlet form. Motion passed 4 to 3 by roll call vote with Councilmembers Pe'a, Reitz, and Taggart voting no.

**Non-Scheduled Citizens & Visitors**

Eric Ward talked about a committee he is on who sponsored a young man who put together a half hour movie called "The Relentless Climb". He invited everyone to support the committee and young people on November 4, 2022 at 6:00 p.m. at the Harry Butler Room at the R-5 High School. It is a kickoff to what they do for the community.

**Other Business**

There was none.



**Adjournment**

The meeting adjourned at 8:16 p.m.



---

Amy Phillips, CMC  
City Clerk